



ENTRANCE PORCH

HALLWAY

LIVING ROOM

CLOAKROOM

DINING ROOM

KITCHEN/BREAKFAST ROOM

FIRST FLOOR LANDING

BEDROOM 1

SHOWER ENSUITE

BEDROOM 2

BEDROOM 3

BEDROOM 4

FAMILY BATHROOM



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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

Elm Close
 Stilton, Peterborough, PE7 3RY
 £450,000

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 WOODCOCK HOLMES



Elm Close

Stilton, Peterborough

PE7 3RY

Ideal for families, this extended four-bedroom detached home sits on a generous corner plot in the popular village of Stilton. With stunning field views, spacious living areas, and a wrap-around garden, it offers a perfect long-term setting. Located close to amenities, countryside walks, and the A1 for commuters.

• BEAUTIFUL FIELD VIEWS TO THE REAR

• AVAILABLE WITH NO FORWARD CHAIN

• SITUATED ON A CORNER PLOT IN A QUIET CUL-DE-SAC

• POPULAR VILLAGE LOCATION SURROUNDED BY COUNTRYSIDE

• IDEAL FOR COMMUTERS, WITH THE A1 MOTORWAY CLOSE BY

• FOUR DOUBLE BEDROOMS

• LARGE LIVING ROOM WITH PATIO DOORS LEADING ONTO YOUR GARDEN

• MAIN BEDROOM WITH SHOWER ROOM ENSUITE AND JULIET BALCONY OVERLOOKING THE REAR

• EXTENDED TO CREATE A SPACIOUS FAMILY HOME

• OFF ROAD PARKING AND GARAGE WITH WORKSHOP SPACE TO THE REAR

Viewings: By appointment

£450,000

PORCH

3'1" x 8'1"

Composite door to front, x2 side windows to front, fitted carpet, open into the hallway:

ENTRANCE HALL

4'1" x 11'2"

Fitted carpet, store cupboard, stairs leading to the first floor, radiator, access to:

LIVING ROOM

13'11" x 24'3"

UPVC double glazed bay window to front, uPVC double glazed window to side, uPVC double glazed patio doors to the rear garden x2, fireplace with brick surrond, fitted carpet, radiator x2.

CLOAKROOM

Obscure uPVC double glazed window to front, two piece suite with WC and wash hand basin.

DINING ROOM

12'9" x 10'8"

UPVC double glazed window to front, fitted carpet, radiator, serving hatch to the kitchen.

KITCHEN/BREAKFAST ROOM

8'8" x 17'1"

UPVC double glazed window and single door to rear. Fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiled surround, breakfast bar area, fitted a 1/2 bowl sink drainer, space for oven, space for appliances.

FIRST FLOOR LANDING

UPVC double glazed window to rear, airing cupboard, fitted carpet, radiator, access to all rooms:

BEDROOM 1

13'11" x 12'1"

Walkway to the bedroom with fitted carpet and uPVC double glazed window to the rear, uPVC double glazed window to front, uPVC double glazed Juliet balcony to rear with safety glass protector. Fitted carpet, radiator, a range of fitted single and double wardrobe space.

ENSUITE SHOWER ROOM

5'5" x 9'7"

Four piece suite with WC, wash hand basin, bidet, shower cubicle, fully tiled walls, tiled flooring, radiator.

BEDROOM 2

10'5" x 10'2"

UPVC double glazed window to front, fitted carpet, radiator.

BEDROOM 3

11" x 9'1"

UPVC double glazed window to rear, fitted carpet, radiator.

BEDROOM 4

11" x 9'1"

UPVC double glazed window to front, fitted carpet, radiator.

FAMILY BATHROOM

6" x 6'7"

Obscure uPVC double glazed window to front, fitted three-piece suite with WC, wash hand basin, bath, tiled surround, tiled floor, radiator.

OUTSIDE

Front lawn area with steps leading down to the front of the house, side access to the rear garden via a gate either side of the home. Driveway leading up to the garage space and the side of the home. The rear garden overlooks fields, it is laid with patio and lawn area, with a variety of shrubs and flower beds, there is a pond area, timber shed and summerhouse.

GARAGE

Brick built garage with garage door to the front, single uPVC door to the side leading into the garden, pitched roof with extra storage capability, power and lighting connector, solar panels on the roof.

TENURE

Freehold.

SERVICES

Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer. None of the appliances, services or equipment described or shown have been tested.

INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 80 |
| (69-80) C | 65 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO2 emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO2 emissions | | |

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